



Regular Council Meeting

To:	Mayor and Council
Date:	November 18, 2024
From:	Karen Ellis, Planning Department
Report Number:	Planning 2024-52
Subject:	1066 Syer Line – Plan of Condominium Application 15CD-23001 and Plan of Subdivision Application 15T-23004

Recommendations:

1. That Council support the approval of Applications 15T-23004 and 15CD-23001;
2. That the plan of subdivision approval be subject to the draft plan conditions provided in Attachment No. 5 to this Report;
3. That the plan of condominium approval be subject to the draft plan conditions provided in Attachment No. 6 to this Report; and
4. That the draft plan conditions be forwarded to the Peterborough County Planning Department.

Overview:

On behalf of Slip Development Corporation, Kent Randall of EcoVue Consulting Services applied to Peterborough County for approval of a three (3) block plan of subdivision and a two (2) block plan of condominium (Application 15CD-23001) on lands at 1066 Syer Line in part of Lot 14, Concession 8 (Cavan).

A key map showing the location of the subject lands is provided as Attachment No. 1 to this Report. The draft plan of subdivision and the draft plan of condominium are provided as Attachment Nos. 2 and 3 to this Report.

In May of 2022, the Township approved official plan and zoning by-law amendments for the property. A portion of the property was redesignated from Agricultural to Rural Employment and portions of the property were rezoned from the Agricultural (A) Zone to the Rural Employment (M2) Zone and the Natural Linkage (NL) Zone. In July of 2022, the official plan amendment was approved by Peterborough County.

Application Details

The Plan of Subdivision and Plan of Condominium Application forms indicate that the property is approximately 29.34 hectares (72.5 acres) in size with approximately 585.28 metres (1920 feet) of frontage on Syer Line. The plan of subdivision includes three (3) blocks for industrial uses. The plan of condominium includes one (1) road block and one (1) stormwater/environmental constraint block.

The plan of subdivision includes blocks that are to be used for industrial land uses. The blocks are to be further divided through the part lot control exemption process so that the lots are appropriately sized for individual purchasers.

To support the Applications, EcoVue Consulting Services submitted the following documents/studies:

- Draft Plan of Subdivision prepared by EcoVue Consulting Services, dated June 10, 2024;
- Draft Plan of Condominium prepared by EcoVue Consulting Services, dated June 10, 2024;
- Planning Justification Report prepared by EcoVue Consulting Services, dated October 30, 2023;
- Stage 1 and 2 Archaeological Assessments prepared by Earthworks Archaeological Services, dated November 2, 2023;
- Stage 3 Archaeological Assessment prepared by Earthworks Archaeological Services, dated December 20, 2023;
- Traffic Impact Study prepared by JD Northcote Engineering Inc., revised date October 30, 2023; and
- Preliminary Stormwater Management Report prepared by Engage Engineering, dated September 2023;

All of this information, excepting the archaeological assessments, is available for review in the County Planning Department Office, the Township Planning Department Office and on the County website. The Link to the County website is:

<https://www.ptbocounty.ca/Modules/News/index.aspx?FeedId=29a3fecc-631e-49e2-998c-635bcda7fd55&page=2&newsId=57b1c036-98cb-473c-8c79-fe5dc7ac0cd0>

In addition to the plan of subdivision and plan of subdivision applications, the applicants applied to Peterborough County Land Division for the approval of two (2) consent applications to create rural employment lots (Applications B-63-23 and B-64-23). Both applications were approved by the County with conditions. Application B-64-23 is now finalized and the property has been sold. All the conditions for the approval of Application B-63-23 have not yet been satisfied by the Applicant. A map showing the locations of the severed lots is provided as Attachment No. 4 to this Report.

Policy Framework

The Applications are subject to the policies of the Provincial Planning Statement (2024), the Peterborough County Official Plan and the Township of Cavan Monaghan Official Plan. A discussion of the merits of the applications within this policy framework is provided below.

Provincial Planning Statement 2024 (PPS)

The Provincial Planning Statement (PPS) became effective October 20, 2024. The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is issued by the Province under Section 3 of the Planning Act. All decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The property is part of the Rural Area in the Township of Cavan Monaghan. Rural areas include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas. Rural lands are those lands located outside settlement areas and prime agricultural areas.

The PPS supports healthy, integrated and viable rural areas (S. 2.5) and building upon rural character and leveraging rural amenities and assets; using rural infrastructure and public service facilities efficiently; and promoting the diversification of the economic base and employment opportunities through goods and services.

Rural land uses are permitted on rural lands (S. 2.6). Development that can be sustained by rural service levels should be promoted. Development must be appropriate to the infrastructure that is planned or available and avoid the need for the uneconomical expansion of this infrastructure.

The proposed applications provide an opportunity to diversify the economic base and increase employment opportunities in the Township. The Planning Justification Report indicates that the proposed development will be sustained by existing municipal service levels including municipal garbage and recycling collections, hydro, and telephone. Township Staff are aware that hydro service to the area is limited. Through on-going discussions with Ontario Hydro Staff, Township Staff anticipate that increased hydro service will be provided to the area.

Section 2.8.1 of the PPS requires planning authorities to promote economic development and competitiveness by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses that support a wide range of economic activities and ancillary uses and take into account the needs of existing and future businesses.

In accordance with Section 2.8.2 Employment Areas, planning authorities must plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.

The subject lands are located in an employment area located in close proximity to Highway 115. The lands are lands designated and zoned to permit rural employment uses and the proposed development will be compatible with existing and proposed development in the area. The provision of more opportunities for employment uses will help achieve the Township's targets for employment growth.

Section 3.6 of the PPS addresses planning for sewage, water and stormwater facilities. The use of individual on-site sewage and water services may be considered where site conditions are suitable and where municipal or private communal services are not available (Section 3.6 #3). Neither municipal nor private communal services are available to the subject lands. As such, private services are proposed. Planning authorities may allow lot creation where there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity (3.6 #7).

A hydrogeological study was prepared at the time the site was redesignated and rezoned. Further hydrogeological information will be required when specific uses are proposed for individual sites within the subdivision. The proposed draft plan conditions for each application include the requirement for additional hydrogeological information at the time of development.

The planning requirements for stormwater management are outlined in section 3.6 #8 of the PPS. A stormwater management report was submitted with the applications. The Report indicates that stormwater quality and quantity can be adequately accommodated on site. The Township does not generally support the proposed drainage easement shown on the draft plan. The issue will be further addressed during the review of detailed engineering plans for the internal road and site plans for each individual lot or block.

Section 4.1 of the PPS addresses natural heritage features and areas. Natural features and areas are to be protected for the long term. The natural features on the subject property have been identified and zoned to protect the feature and the associated buffer.

Section 4.6 of the PPS speaks to cultural heritage and archaeology. Development and site alteration are not permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

Earthworks Archaeological Services completed a Stage 1 & 2 archaeological assessment. The authors of the assessment concluded that a Stage 3 Assessment was required. Based on the results of the Stage 3 Assessment, a Stage 4 archaeological mitigation is recommended.

The draft plan conditions for each application include the completion of the Stage 4 archaeological mitigation. The conditions also include a condition requiring temporary construction fencing at 20 metres (66 feet) around the archaeological site recommended for Stage 4 archaeological mitigation.

Natural and human-made hazards are the subject of Section 5.2 of the PPS. The subject property contains floodplains associated with the watercourses on site. Given the relatively small size of the drainage area of these watercourses, potential flood hazards are not anticipated. All development is to be located outside of the floodplain areas.

The plan of subdivision and plan of condominium applications are consistent with the policies in the PPS.

Peterborough County Official Plan

The subject lands are described as Rural Areas in the County Official Plan. Rural areas are generally the focus of resource activity, resource based recreational activity and other rural land uses. Recognizing the need for growth on a limited basis, the County Official Plan permits non-agricultural related uses in the rural community outside prime agricultural areas and other agricultural areas designated in local official plans (S.4.3.3.1). The non-agricultural uses should reflect the cultural and rural character of the area, promote a variety of living and employment opportunities for the rural community and not negatively impact the natural environment.

New land uses, including the creation of lots, must comply with the minimum distance separation formulae and the Source Water Protection policies (S. 4.3.3.1). The Agricultural Assessment by Clark Consulting Services for the official plan and zoning by-law amendment applications confirmed that development of the property can comply with current minimum distance separation requirements. The subject lands are not located within a vulnerable area as per the Source Protection Plan.

The County Official Plan promotes and directs the location of industrial and commercial uses to the four serviced settlement areas in the County or to commercial and industrial areas established and designated in local official plans (S. 4.6.3.2). The County recognizes the contributions of the commercial and industrial sectors to the County economy and encourages the protection of existing industrial areas and the provision of new, high-quality development through local Official Plans and their use of Employment Area designations and zoning (S. 4.6.3.2).

The plan of condominium and plan of subdivision are located on lands designated in the Township's Official plan for employment uses. Development of the lands will be regulated through the Township zoning by-law regulations and the site plan approval process.

Section 2.4.1.2 of the Plan speaks to land division policies. A plan of subdivision is required when more than 3 lots from a land holding are being created unless the local Official Plan contains policies regarding the number of lots required for a plan of subdivision or adequate land use planning justification and rationale are provided to permit otherwise. The Township Official Plan requires a plan of subdivision application when more than two (2) new lots are being created.

Township staff are of the opinion that the Application conforms to the County Official Plan.

Township of Cavan Monaghan Official Plan

The Official Plan provides detailed policies to govern development in the Township.

With the approval of Amendment No. 10 to the Township of Cavan Monaghan Official Plan, the subject property is designated Rural Employment and Natural Linkage Area.

Lands designated Rural Employment are intended to provide opportunities for those uses which, by their nature may involve outdoor operations and generally provide goods and services to the rural community and businesses, are space intensive uses requiring limited water or sanitary services or are transportation related uses in the vicinity of Highway 115 and the Peterborough Airport. This designation also recognizes existing employment uses outside of Millbrook (S. 5.4).

The permitted uses in the Rural Employment designation include light manufacturing, processing of semi-manufactured goods, assembly of manufactured goods, warehousing, wholesale distribution centres, transportation terminals, accessory professional or business offices and research facilities. Commercial uses that are intended to primarily service the Rural Employment Areas and must be in proximity to those uses are also permitted. These uses must be limited to uses that generate less than 10,000 litres of domestic sewage effluent per day (Section 5.4.2).

The proposed land use for each block is not confirmed at this time. The Planning Justification Report submitted with the Applications indicates that the future land uses will conform with the permitted uses within Section 5.4.2 of the Official Plan.

Section 5.4.3 of the Official Plan contains the general development policies for rural employment uses.

The development of rural employment uses shall generally proceed by registered plans of subdivision or condominium.

Rural employment uses must be developed in a manner that they maximize their proximity to major transportation corridors while having regard for sensitive land uses. The subject property has direct exposure to Highway 115, is located close to County Road 10 and is in an area of existing employment uses. The environmental features of the site are being protected with suitable buffers between the features and the developable areas. Mitigation measures for other sensitive land uses (i.e. residential

uses) will be considered during the site plan approval process for individual development proposals.

Rural employment uses are encouraged to be developed on the basis of private water and sanitary sewage disposal systems based on the conclusions of a detailed hydrogeologic report. The hydrogeological assessment completed by Cambium in support of the official plan and zoning by-law amendment applications confirmed that the development of the site can occur with private water and sanitary sewage systems. Additional, site specific hydrogeologic assessments will be required prior to the development of each lot or block within the subdivision. As indicated earlier in this Report, a draft plan condition is included to require additional hydrogeological information prior to the development of the individual sites.

The more intensive activities of the Rural Employment designation should generally be separated from adjoining sensitive land uses by a minimum of 90 metres (295 feet). There are two (2) existing residential lots adjacent to the subdivision lands. Specific land uses for the subdivision lands have not yet been identified. During the development of the subdivision lands, Township Staff will encourage the location of less intense employment uses on the lands closest to the existing residential uses.

Outdoor storage, parking and loading areas must be located and designed in a manner to provide visual screening from the travelling public and sensitive uses. The location, design and screening of outdoor storage, parking and loading areas will be considered at the time of site plan approval.

Uses must be developed in such a manner developments must have regard for and follow proper design, location and performance standards including consideration of open storage, landscaping and buffering, off-street parking and loading areas, and signage. Open storage cannot exceed 25% of the lot area. Landscaping, buffering and fencing is required to ensure visual compatibility with adjacent residential land uses, Provincial Highways or County Roads to ensure safety.

The design of each parcel of land within the subdivision will be evaluated during the site plan approval process.

Lot Creation policies for plans of subdivision and plans of condominium are included in Section 3.14.6 of the Township Official Plan. The creation of new lots by plan of subdivision or condominium outside of Millbrook or the hamlet designation are not permitted unless specifically provided for in the Official Plan. When more than two (2) new lots are being created, a plan of subdivision or condominium is required.

Section 5.4.3 (d) of the Plan, encourages the development of rural employment uses by plan of subdivision or condominium.

Part (c) of the section requires Council to consider the following items when evaluating a plan of subdivision/plan or condominium application:

- i) The approval of the development is not premature and is in the public interest;

- ii) The lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities, as required;
- iii) The density of the development is appropriate for the area;
- iv) The subdivision or condominium, when developed, will be easily integrated and connected with existing development in the area;
- v) The subdivision or condominium conforms with the environmental protection and growth management policies of the Plan;
- vi) The proposal conforms to Section 51(24) of the Planning Act, as amended; and
- vii) The applicable criteria in Section 3.14.1 are satisfied.

The Township acquired the subject property and changed the official plan designation and zoning of the subject lands to permit the development of rural employment uses. The lands are intended to address the Township's goal of improving the economy of the Township by encouraging improved opportunities for employment in the commercial and industrial sectors.

Most infrastructure and community facilities are available to service the proposed employment uses. As indicated earlier in the Report, the adequate supply of hydro remains an issue but work is ongoing to resolve the issue.

The density of the proposed development is compatible with existing development in the area and is supported by technical studies with regard to private water and wastewater servicing capabilities.

Environmental features of the property are being protected with the implementation of the buffers recommended by the Environmental Impact Study prepared by Cambium.

A thorough review of the requirements of Section 51(24) of the Planning Act, as amended, is included in Section 2.1 of the Planning Justification Report (PJR). Generally, the Planning Act requires planning authorities to consider matter of provincial interest like the protection of ecological systems, the protection of agricultural land, the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest, the adequate provision of services, the adequate provision of employment opportunities, the protection of public health and safety, and the promotion of sustainable development. Staff agree with the analysis contained within Section 2.1 of the PJR.

Applicable policies in Section 3.14.1 of the Township Official Plan include the requirement for appropriate and adequate water and wastewater servicing, frontage on a public road, access to the property not creating a traffic hazard, no negative impacts on natural heritage features and related ecological functions in the area, and compliance with minimum distance separation requirements.

As discussed earlier in the Report, private water and wastewater servicing is proposed. Additional hydrogeological assessment information will be required to support individual development proposals. The adequacy of the site for the proposed use and associated services will be assessed at that time. The proposed internal private road has direct access to Syer Line. The Traffic Impact Study prepared in support of the applications confirms that the development will not cause any operational issues and will not add significant delay or congestion to the local roadway network.

The proposed plans include appropriate buffers for the identified environmental features and the development complies with minimum distance separation requirements. The Agricultural Assessment confirmed that development of the property can comply with current minimum distance separation requirements.

Township Staff are satisfied that the Applications conform to the applicable policies of the Cavan Monaghan Township Official Plan.

Township of Cavan Monaghan Zoning By-law No. 2018-58, as amended

The lands subject to the proposed plan of condominium and plan of subdivision are currently zoned Rural Employment (M2) and Natural Linkage (NL) in the Township of Cavan Monaghan Zoning By-law No. 2018-58, as amended.

Permitted uses in the M2 Zone include a variety of employment uses such as agricultural service and supply establishments, brewery/winery, business offices, feed mill, industrial use, industrial equipment rental establishment, warehouse, and transport terminal.

The Planning Justification Report indicates that although the proposed uses for the subject lands are not determined at this time, the uses will comply with the permitted uses in Section 6.2 of the Zoning By-law. In addition, the proposed lots will comply with the zoning regulations for the M2 Zone as per Section 6.3 of the Zoning By-law.

The Natural Linkage (NL) Zone reflects the natural features on site and the associated buffers. No development is planned for the NL Zone lands.

Public and Agency Comment

There is no summary of public and agency comments in this Report because there is no longer a requirement for a public meeting for plan of subdivision and plan of condominium applications. The applications were filed with Peterborough County and all circulation to agencies was completed by the County.

Financial Impact:

The Township received the required application fees for the plan of subdivision and plan of condominium applications. The proposed draft plan conditions contain a requirement that the Developer/Owner agrees to satisfy all development requirements of the Township, financial and otherwise, concerning the provision of roads, installation of services, drainage and landscaping.

Attachments:

- Attachment No. 1: Key Map
- Attachment No. 2: Draft Plan of Subdivision
- Attachment No. 3: Draft Plan of Condominium
- Attachment No. 4: Location Map for Severed Lots
- Attachment No. 5: Proposed Draft Plan Conditions – Application No. 15T-23004
- Attachment No. 6: Proposed Draft Plan Conditions – Application No. 15CD-23001

Respectfully Submitted by,

Reviewed by,

Karen Ellis
Director of Planning

Yvette Hurley
Chief Administrative Officer

Attachment No. 1: Key Map

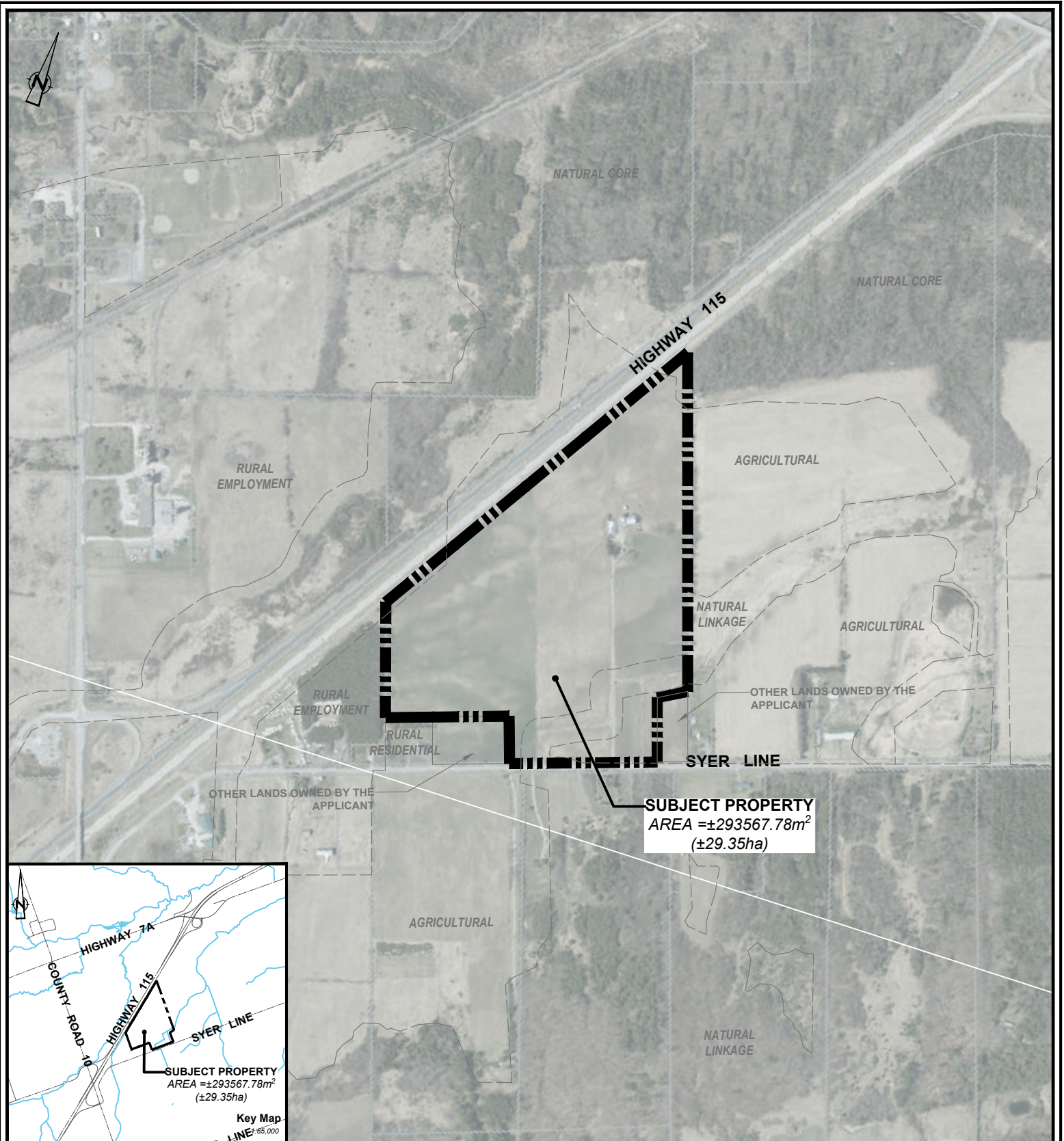


FIGURE 1 - SITE LOCATION



www.ecovueconsulting.com

PROJECT NO: 23-2530

DATE: September 29 2023

HORIZ. SCALE: 1:10,000

Syer Line Industrial Subdivision

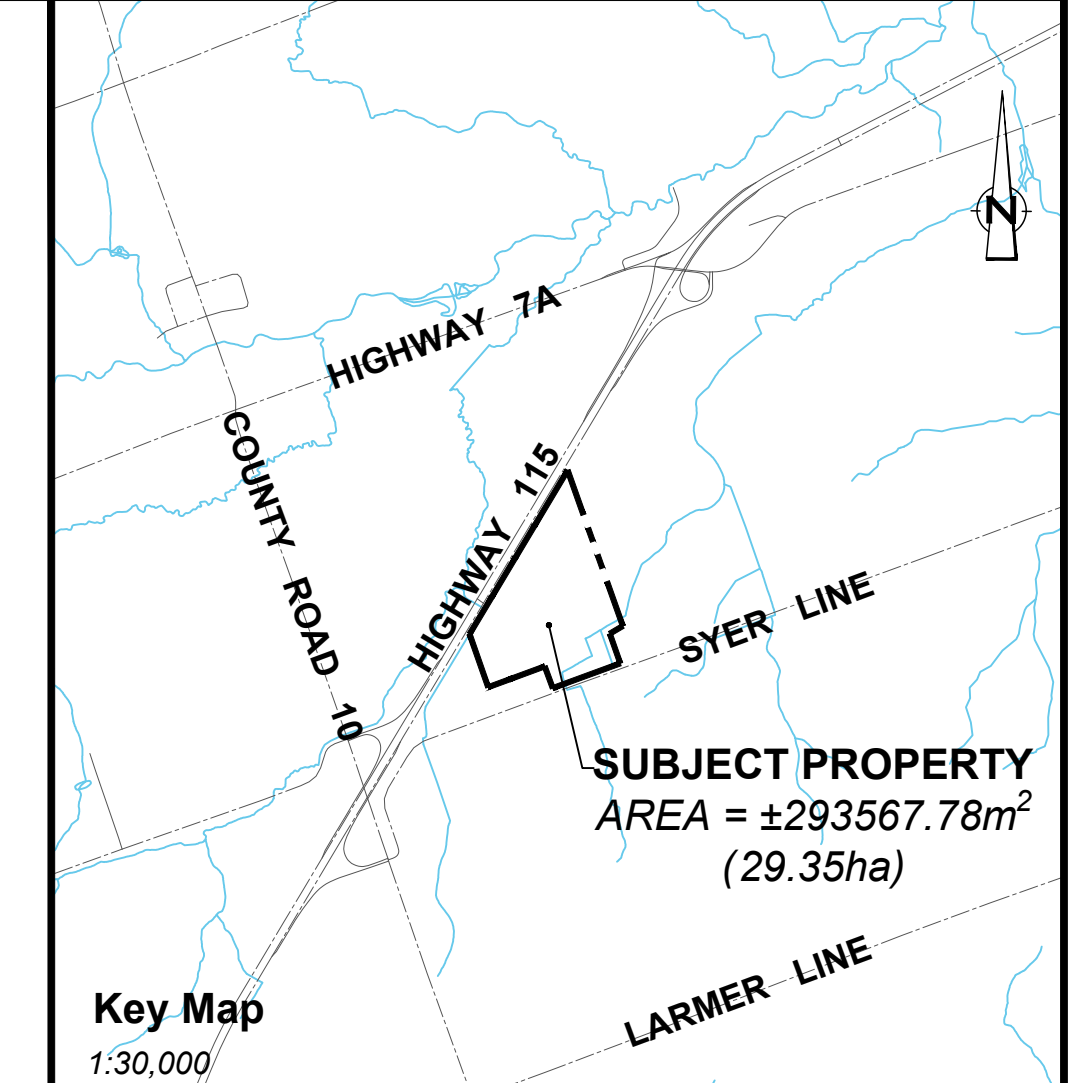
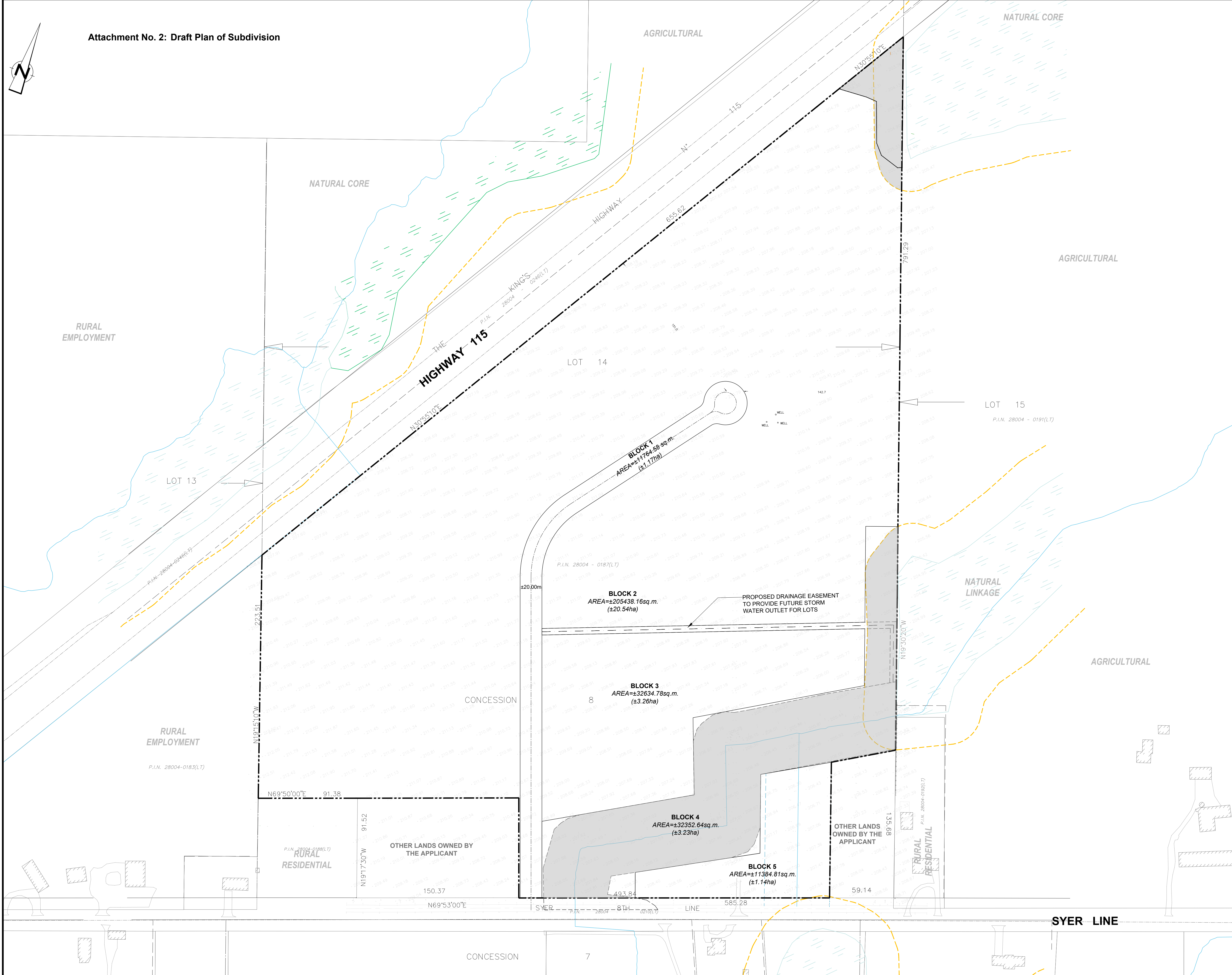
Slip DevCo Inc.

1066 SYER LINE

PART OF LOT 14, CONCESSION 08

GEOG. TWP. OF CAVAN

NOW IN THE TOWNSHIP OF CAVAN - MONAGHAN
COUNTY OF PETERBOROUGH



LEGEND

- SUBJECT BOUNDARY
- EXISTING PARCEL
- EXISTING ROAD
- ENVIRONMENTAL CONSTRAINTS
- EXISTING WETLANDS
- WETLAND BUFFER (30m)
- WATERCOURSE
- WATERCOURSE BUFFER (30m)

SITE STATISTICS

BLOCK/LOT #	AREA (ha)	DESCRIPTION
BLOCK 1	1.17	Common Element (20 mt Right of Way)
BLOCK 2	20.54	Rural Industrial Area
BLOCK 3	3.26	Rural Industrial Area
BLOCK 4	3.23	Common Element (Environmental Constraints and Drainage Easement)
BLOCK 5	1.14	Rural Industrial Area
TOTAL	29.34	

Submission Requirements

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 (a-1) THE PLANNING ACT

- As shown on this Draft Plan
- As shown on this Draft Plan
- As shown on this Draft Plan
- Rural Employment
- Agricultural
- As shown on this Draft Plan
- N/A
- As shown on this Draft Plan
-
- As shown on this Draft Plan
- None
- As shown on this Draft Plan

OWNER'S CERTIFICATE

I hereby authorize EcoVue Consulting Services Inc. to prepare and submit this plan to the County of Hastings

Branka Dzelajlija June 12, 24
Slip DevCo Inc. Date

SURVEYOR'S CERTIFICATE

This Draft Plan accurately shows the boundaries of all lands proposed to be subdivided.

Certified by: *[Signature]* Date **7/30/24**
Elliott and Parr (Peterborough) LTD.

EcoVue Consulting Services Inc.

ECOVUE consulting services inc.

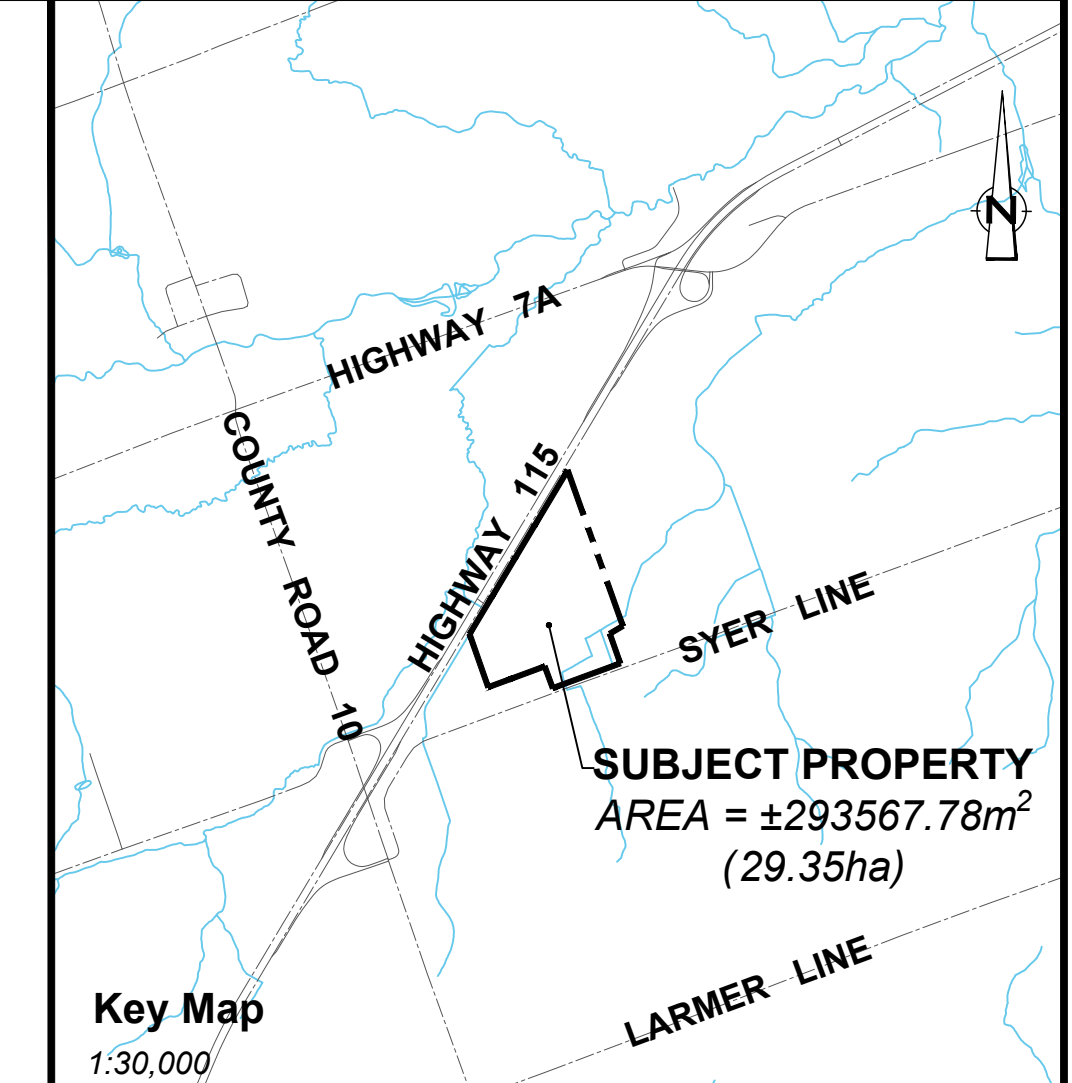
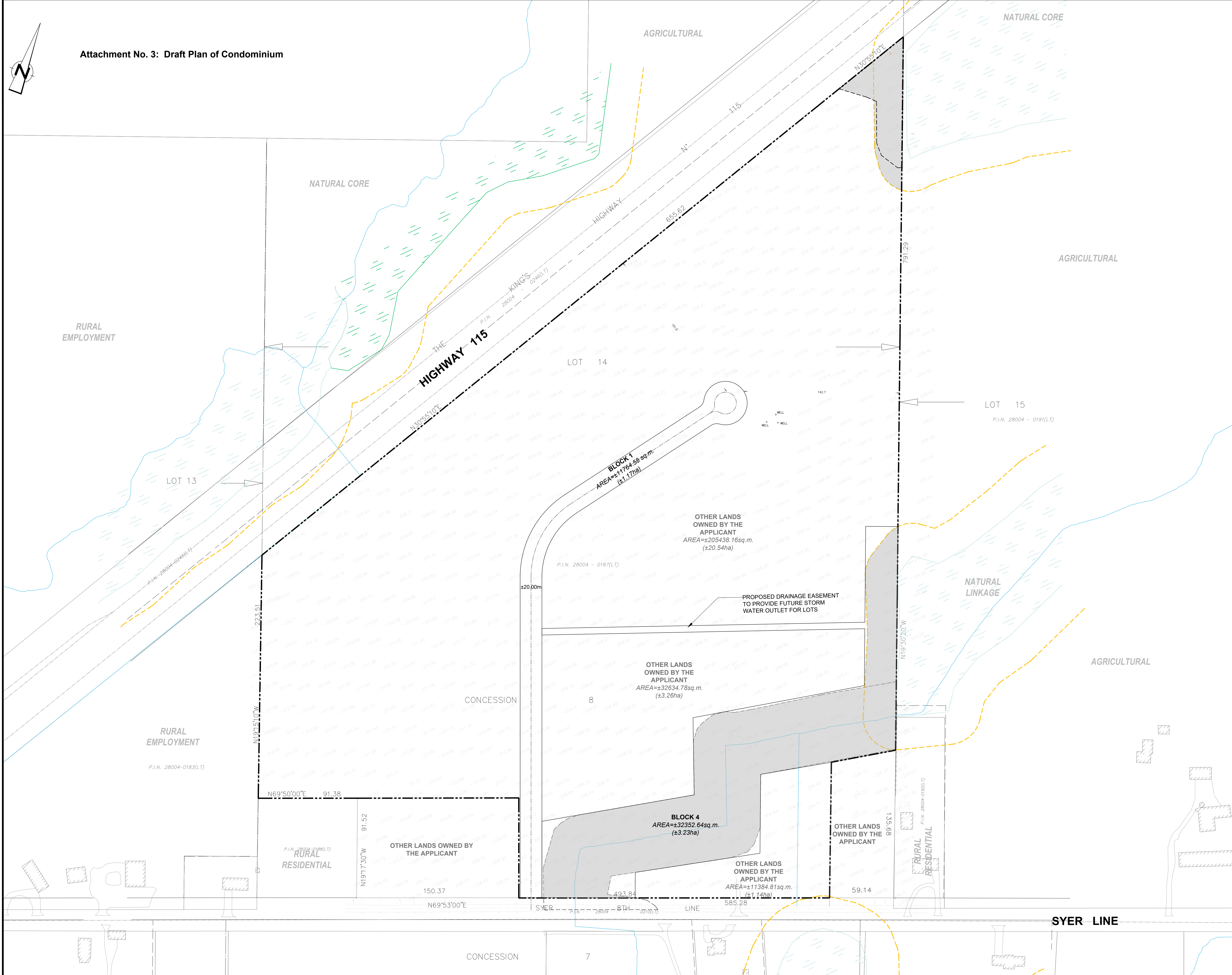
311 George St. N., Suite 200
Peterborough ON K9J 3H3
Tel: 705-876-8340 Fax: 705-742-8343
www.ecovueconsulting.com

DRAWN BY:	PROJECT No.:
PP	23-2530
APPROVED BY:	HORIZ. SCALE:
	1:1,500
REVISION DATE:	PLOT DATE:
JUNE 10, 2024	JUNE 10, 2024

Syer Line Industrial Subdivision
Slip DevCo Inc.
1066 SYER LINE
PART OF LOT 14, CONCESSION 08
GEN. TWP. OF CAVAN
NOW IN THE TOWNSHIP OF CAVAN - MONAGHAN
COUNTY OF PETERBOROUGH

DRAFT PLAN **DP1**

Attachment No. 3: Draft Plan of Condominium



LEGEND

- SUBJECT BOUNDARY
- EXISTING PARCEL
- EXISTING ROAD
- ENVIRONMENTAL CONSTRAINTS
- EXISTING WETLANDS
- WETLAND BUFFER (30m)
- WATERCOURSE
- WATERCOURSE BUFFER (30m)

SITE STATISTICS

BLOCK/LOT#	AREA (ha)	DESCRIPTION
BLOCK 1	1.17	Common Element (20 mt Right of Way)
BLOCK 4	3.23	Common Element (Environmental Constraints and Drainage Easement)

Submission Requirements

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 (a-1) THE PLANNING ACT

- As shown on this Draft Plan
- As shown on this Draft Plan
- As shown on this Draft Plan
- Rural Employment
- Agricultural
- As shown on this Draft Plan
- N/A
- As shown on this Draft Plan
-
-
- As shown on this Draft Plan
- None
- As shown on this Draft Plan

OWNER'S CERTIFICATE

I hereby authorize EcoVue Consulting Services Inc. to prepare and submit this plan to the County of Hastings

Branka Dzelagljeja June 12, 24

Slip DevCo Inc. Date

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Certified by: *[Signature]* Date **7/30/24**

Elliott and Parr (Peterborough) LTD.

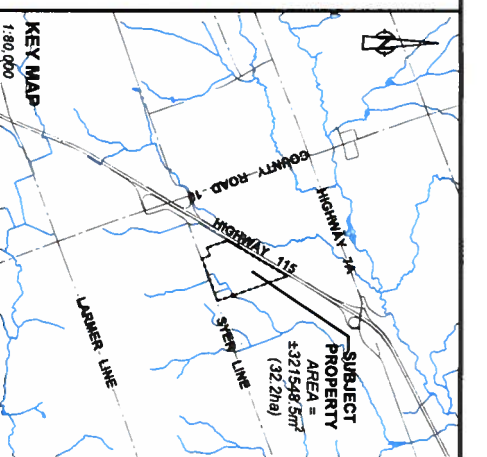
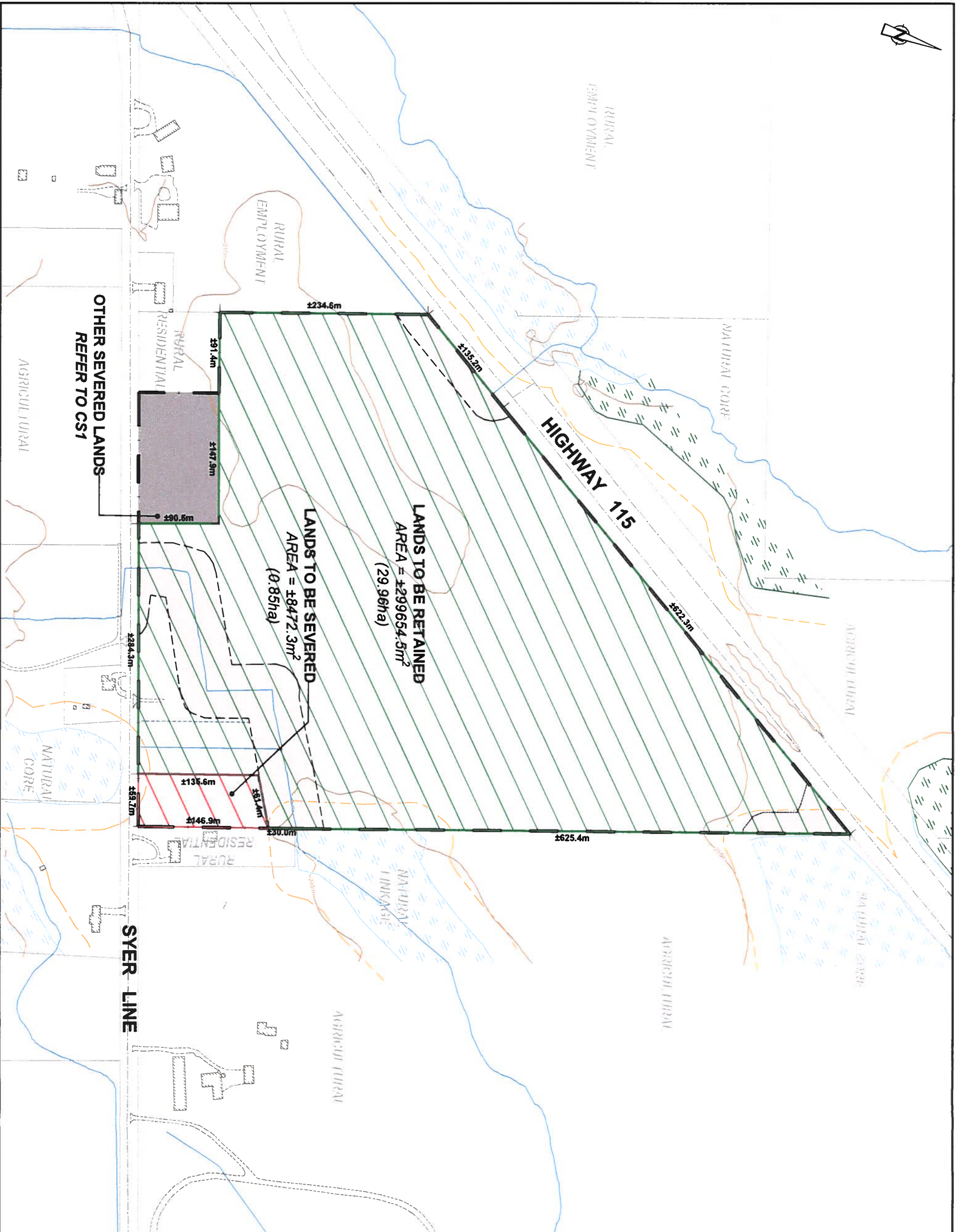
EcoVue Consulting Services Inc.

1066 SYER LINE
PART OF LOT 14, CONCESSION 08
GEOG. TWP. OF CAVAN
NOW IN THE TOWNSHIP OF CAVAN - MONAGHAN
COUNTY OF PETERBOROUGH

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DRAWN BY: PP	PROJECT No.: 23-2530
APPROVED BY:	HORIZ. SCALE: 1:1,500
REVISION DATE: JUNE 10, 2024	PLOT DATE: JUNE 10, 2024

Attachment No. 4: Location Map for Severed Lots



- LEGEND**
- SUBJECT PROPERTY
 - EXISTING PARCEL
 - EXISTING STRUCTURES
 - EXISTING DRIVEWAY
 - EXISTING UNEVALUATED WETLAND
 - EXISTING PROVINCIAL SIGNIFICANT WETLAND
 - 30m WETLAND BUFFER
 - EXISTING CONTOUR ELEVATION LINE (5m Interval, Retrieved from L.I.O.)
 - EXISTING WATERCOURSE
 - 30m WATERCOURSE BUFFER
 - EXISTING NATURAL LINKAGE ZONE
 - LANDS TO BE RETAINED
 - LANDS TO BE SEVERED
 - OTHER SEVERED LANDS REFER TO CS1

NOTES:
 1. Property Boundaries are approximate

ECOVUE CONSULTING
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DESIGN BY:	MC	PROJECT No.:	23-2530
APPROVED BY:		HORIZ. SCALE:	1:4000
REVISION DATE:	JUNE 19, 2023	PLOT DATE:	JUNE 19, 2023
Syer Line Industrial Subdivision			
Slip Dev'Co Inc.			
PART OF THE TOWNSHIP OF CANTON (MUNICIPALITY OF CANTON)			
CONSENT SKETCH (2)			CS2

**Proposed Draft Plan Conditions
1066 Syer Line (Slip Devco Inc.) Plan of Subdivision
Application No. 15T-23004**

- 1) That this approval and conditions apply to the draft plan of subdivision (File Name 1066 Syer Line (Slip Devco Inc.) Drawing No. DP1, Dated June 10, 2024, prepared by EcoVue Consulting Services Inc. showing a total of three (3) industrial blocks (Blocks 2, 3 and 5).
- 2) Prior to final approval and registration of the Plan, the lands within this Draft Plan of Condominium shall be appropriately zoned by a Zoning By-law that has come into effect in accordance with the provisions of the Planning Act.

The Developer/Owner shall agree in the Subdivision Agreement that minor modifications to the Plan of Subdivision may be necessary to ensure compliance with the implementing Zoning By-law and the service standards of the Township of Cavan Monaghan.

- 3) The Developer/Owner shall agree in the Subdivision Agreement to convey cash-in-lieu to the Township of Cavan Monaghan for parkland purposes, in accordance with Planning Act requirements.
- 4) The Developer/Owner shall agree in the Subdivision Agreement to provide full engineering drawings with plan and profile for the road, general services plan, utility plan, above ground services plan, overall grading plan and stormwater management plan. The detailed engineering drawings must outline the works required at the intersection of Syer Line and Block 1.
- 5) The Developer/Owner shall agree in the Subdivision Agreement to implement the mitigation, compensation and best practice recommendations contained in Section 6 of the Environmental Impact Study prepared by Cambium Inc. and dated October 12, 2021.
- 6) The Developer/Owner shall agree in the Subdivision Agreement that prior to any site alteration, construction or final approval of the Plan, the Developer/Owner shall prepare, to the satisfaction of the Township of Cavan Monaghan and the Otonabee Region Conservation Authority, the following:
 - i. A sediment and erosion control plan that details the measures that will be implemented before, during and after construction to minimize soil erosion and sedimentation, to reduce potential post construction slope failures and/or erosion effects. The Sediment and Erosion Control Plan should also include measures for re-vegetation of disturbed soils immediately following site disturbance;

- ii. A Dust Control Plan indicating how dust will be controlled during construction for existing residents on Syer Line; and
 - iii. A Final Grading Plan indicating elevations and lot drainage patterns.
- 7) The Developer/Owner shall agree in the Subdivision Agreement to construct and install all erosion and siltation control devices prior to the commencement of any building construction or the stripping of any soil on any lot. Erosion and siltation control devices shall be installed in accordance with Plans approved by the Township of Cavan Monaghan in consultation with the Otonabee Region Conservation Authority.
- 8) The Developer/Owner shall agree in the Subdivision Agreement to inspect and repair such control devices at the end of each day to ensure that such devices remain in good repair during the construction period to the satisfaction of the Township of Cavan Monaghan.
- 9) The Developer/Owner shall agree in the Subdivision Agreement that prior to any site alteration, construction or final approval of the Plan whichever occurs first, the Developer/Owner shall prepare, to the satisfaction of the Township of Cavan Monaghan and the Otonabee Region Conservation Authority, the following detailed design items pertaining to stormwater management:
 - i. A detailed design submission of the proposed stormwater management system that will include predevelopment versus post development flows, storage for 100-year storm, major overland flood routing, siltation and erosion control and any proposed infiltrations systems; and
 - ii. A complete drainage design plan including lot grading and drainage plans.
- 10) The Developer/Owner shall agree in the Subdivision Agreement to engage the services of a Landscape Architect to prepare comprehensive drawings/plans including but not limited to streetscape, landscape, tree preservation, entrance features, stormwater management facilities and outlet channels, fencing, restoration, naturalization, details and specifications, all to the satisfaction of the Township of Cavan Monaghan. Landscaping plans shall only employ native species.
- 11) The Developer/Owner shall agree in the Subdivision Agreement to provide dark sky compliant LED street lighting in accordance with Township standards. The height of streetlights should reflect a pedestrian scale.
- 12) The Developer/Owner shall agree in the Subdivision Agreement to retain the services of a qualified professional to complete a hydrogeological assessment(s) for the proposed uses. The Developer/Owner shall abide by all recommendations of such report(s).

- 13)The Developer/Owner shall agree in the Subdivision Agreement to provide water well reports for each well drilled on the subdivision lands.
- 14)The Developer/Owner shall agree in the Condominium Agreement to retain the services of a qualified professional to complete a Stage 4 archaeological mitigation in accordance with the findings of the Stage 3 Archaeological Assessment prepared by Earthworks Archaeological Services Inc. (dated December 20, 2023, with PIF Number: P1037-0193-2023).
- 15)Prior to pre-grading, servicing or registration, the Developer/Owner shall erect and maintain a temporary high visibility construction fence at a 20 metre buffer around the archaeological site recommended for Stage 4 archaeological mitigation within the Stage 3 Archaeological Assessment prepared by Earthworks Archaeological Services Inc. (dated December 20, 2023, with PIF Number: P1037-0193-2023).
- 16)Prior to final approval the Owner/Developer shall provide a letter from the Ministry of Citizenship and Multiculturalism indicating the reports have been entered into the public register.
- 17)The Developer/Owner agrees to be responsible for posting signage on the property addressing Emergency Services Assistance and posting all other required municipal signage to the satisfaction of the Township of Cavan Monaghan.
- 18)The Developer/Owner shall coordinate the preparation of an overall utility distribution plan to the satisfaction of all affected authorities and the Township of Cavan Monaghan.
- 19)The Developer/Owner agrees to provide to the Township of Cavan Monaghan, the registered Plan of Subdivision, and all other associated plans, referring to horizontal control surveys UTM (Zone 17) NAD83. These plans are to be provided in both hard copy (3 copies) and digital format.

The Developer/Owner shall submit complete and detailed engineering drawings, design and accompanying reports for review by the Township of Cavan Monaghan.

- 20)The Developer/Owner agrees that the Subdivision Agreement will contain provisions that development charges, processing and administration fees be paid in accordance with the current Township of Cavan Monaghan policies and By-law.

The Subdivision Agreement between the Developer/Owner and the Township of Cavan Monaghan shall include provisions whereby all Offers of Purchase and Sale will include information with respect to the County of Peterborough development charges and the Township of Cavan Monaghan development charges that will include information that satisfies Subsection 59(4) of the Development Charges Act.

- 21)The Developer/Owner shall agree in the Subdivision Agreement to satisfy all development requirements of the Township, financial and otherwise, concerning the

provision of roads, installation of services, drainage and landscaping. Without limiting the generality of the foregoing, the Developer/Owner shall provide such securities, in a form acceptable to the Township, as the Township may require securing the performance of the obligations imposed by these conditions and the Condominium Agreement.

The Developer/Owner shall agree to register the subdivision agreement on title at the Developer /Owner's expense.

Attachment No. 6: Proposed Draft Plan Conditions (Condominium)

Proposed Draft Plan Conditions 1066 Syer Line (Slip Devco Inc.) Plan of Condominium Application No. 15CD-23001

- 1) That this approval and conditions apply to the draft plan of common element condominium (File Name 1066 Syer Line (Slip Devco Inc.) Drawing No. DP1, Dated June 10, 2024, prepared by EcoVue Consulting Services Inc. showing a total of:
 - One (1) roadblock (Block 1); and
 - One (1) stormwater culvert and environmental constraint block (Block 4).
- 1) That Blocks 2, 3 and 5 on Draft Plan of Subdivision 15T-23004 will be parcels of tied lands to the common elements condominium.
- 2) Prior to final approval and registration of the Plan, the lands within this Draft Plan of Condominium shall be appropriately zoned by a Zoning By-law that has come into effect in accordance with the provisions of the Planning Act.

The Developer/Owner shall agree in the Condominium Agreement that minor modifications to the Plan of Condominium may be necessary to ensure compliance with the implementing Zoning By-law and the service standards of the Township of Cavan Monaghan.

- 3) The Developer/Owner shall agree in the Condominium Agreement to complete the following at the Developer /Owner's expense and to the satisfaction of the Township's Director of Public Works or designate:
 - i) the road allowance included in this draft plan be shown on the final plan;
 - ii) the Block 1 road allowance include a cul de sac at the northerly end of the street;
 - iii) the internal road will be constructed in accordance with the Township Servicing Standards and/or the latest Ontario Provincial Standard.
- 4) The Developer/Owner shall agree in the Condominium Agreement to convey cash-in-lieu to the Township of Cavan Monaghan for parkland purposes, in accordance with Planning Act requirements.
- 5) The Developer/Owner shall agree in the Condominium Agreement to include a 1.5 metres (5 feet) wide paved shoulder on the new road allowance and that the paved shoulder must be continuous.
- 6) The Developer/Owner shall agree in the Condominium Agreement to provide dark sky compliant LED street lighting in accordance with Township standards. The height of streetlights should reflect a pedestrian scale.

- 7) The Developer/Owner shall agree in the Condominium Agreement to provide details about perimeter fencing to minimize the effects of noise, dust and lights on the adjacent uses.
- 8) The Developer/Owner shall agree in the Condominium Agreement to provide full engineering drawings with plan and profile for the road, general services plan, utility plan, above ground services plan, overall grading plan and stormwater management plan. The detailed engineering drawings must outline the works required at the intersection of Syer Line and Block 1.
- 9) The Developer/Owner shall agree in the Condominium Agreement that the costs of intersection improvements will be the responsibility of the Developer.
- 10) The Developer/Owner shall agree in the Condominium Agreement to implement the mitigation, compensation and best practice recommendations contained in Section 6 of the Environmental Impact Study prepared by Cambium Inc. and dated October 12, 2021.
- 11) The Developer/Owner shall agree in the Condominium Agreement that prior to any site alteration, construction or final approval of the Plan, the Developer/Owner shall prepare, to the satisfaction of the Township of Cavan Monaghan and the Otonabee Region Conservation Authority, the following:
 - i. A sediment and erosion control plan that details the measures that will be implemented before, during and after construction to minimize soil erosion and sedimentation, to reduce potential post construction slope failures and/or erosion effects. The Sediment and Erosion Control Plan should also include measures for re-vegetation of disturbed soils immediately following site disturbance;
 - ii. A Dust Control Plan indicating how dust will be controlled during construction for existing residents on Syer Line; and
 - iii. A Final Grading Plan indicating elevations and lot drainage patterns.
- 12) The Developer/Owner shall agree in the Condominium Agreement to construct and install all erosion and siltation control devices prior to the commencement of any building construction or the stripping of any soil on any lot. Erosion and siltation control devices shall be installed in accordance with Plans approved by the Township of Cavan Monaghan in consultation with the Otonabee Region Conservation Authority.
- 13) The Developer/Owner shall agree in the Condominium Agreement to inspect and repair such control devices at the end of each day to ensure that such devices remain in good repair during the construction period to the satisfaction of the Township of Cavan Monaghan.

- 14) The Developer/Owner shall agree in the Condominium Agreement that prior to any site alteration, construction or final approval of the Plan whichever occurs first, the Developer/Owner shall prepare, to the satisfaction of the Township of Cavan Monaghan and the Otonabee Region Conservation Authority, the following detailed design items pertaining to stormwater management:
 - i. A detailed design submission of the proposed stormwater management system that will include predevelopment versus post development flows, storage for 100-year storm, major overland flood routing, siltation and erosion control and any proposed infiltrations systems; and
 - ii. A complete drainage design plan including lot grading and drainage plans.
- 15) The Developer/Owner shall agree in the Condominium Agreement to engage the services of a Landscape Architect to prepare comprehensive drawings/plans including but not limited to streetscape, landscape, tree preservation, entrance features, stormwater management facility and outlet channel, fencing, restoration, naturalization, details and specifications, all to the satisfaction of the Township of Cavan Monaghan. Landscaping plans shall only employ native species.
- 16) The Developer/Owner shall agree in the Condominium Agreement to retain the services of a qualified professional to complete a Stage 4 archaeological mitigation in accordance with the findings of the Stage 3 Archaeological Assessment prepared by Earthworks Archaeological Services Inc. (dated December 20, 2023, with PIF Number: P1037-0193-2023).
- 17) Prior to pre-grading, servicing or registration, the Developer/Owner shall erect and maintain a temporary high visibility construction fence at a 20 metre buffer around the archaeological site recommended for Stage 4 archaeological mitigation within the Stage 3 Archaeological Assessment prepared by Earthworks Archaeological Services Inc. (dated December 20, 2023, with PIF Number: P1037-0193-2023).
- 18) Prior to final approval the Owner/Developer shall provide a letter from the Ministry of Citizenship and Multiculturalism indicating the reports have been entered into the public register.
- 19) The Developer/Owner agrees to be responsible for posting signage on the property addressing Emergency Services Assistance and posting all other required municipal signage to the satisfaction of the Township of Cavan Monaghan.
- 20) The Developer/Owner shall coordinate the preparation of an overall utility distribution plan to the satisfaction of all affected authorities and the Township of Cavan Monaghan.
- 21) The Developer/Owner agrees to provide to the Township of Cavan Monaghan, the registered Plan of Condominium, and all other associated plans, referring to horizontal control surveys UTM (Zone 17) NAD83. These plans are to be provided in both hard copy (3 copies) and digital format.

The Developer/Owner shall submit complete and detailed engineering drawings, design and accompanying reports for review by the Township of Cavan Monaghan.

22)The Developer/Owner shall agree in the Condominium Agreement to satisfy all development requirements of the Township, financial and otherwise, concerning the provision of roads, installation of services, drainage and landscaping. Without limiting the generality of the foregoing, the Developer/Owner shall provide such securities, in a form acceptable to the Township, as the Township may require securing the performance of the obligations imposed by these conditions and the Condominium Agreement.

The Developer/Owner shall agree to register the condominium agreement on title at the Developer /Owner's expense.